

**MINUTES OF A REGULAR MEETING  
PROVIDENCE REDEVELOPMENT AGENCY  
THURSDAY, DECEMBER 10, 2015  
444 WESTMINSTER ST., PROVIDENCE, RI 02903**

The Providence Redevelopment Agency (PRA) met in a regular meeting at the Office of the Agency, located at 444 Westminister St., Providence, RI on Thursday, December 10, 2015 at 4:03PM.

Board members present at roll call: Chairman Jim DeRentis, Vice Chair Cliff Wood, Jesse Kenner, and Yahaira Placencia.

Absent at roll call: Councilwoman Mary Kay Harris, Julius Kolawole, and Councilman Bryan Principe.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Jim Malachowski, RDW Group; Jon Restivo, Darrow Everett; Zack Darrow, Darrow Everett, Clark Shoettle, Providence Revolving Fund; Sean Creegan, City of Providence Law Department; Rachel Newman Greene. West Elmwood Housing Development Corporation; Kari Lang. West Broadway Neighborhood Association; Carla DeStefano, SWAP, Inc.

**APPROVAL OF MINUTES**

Cliff Wood made a motion to approve the minutes of the meeting held on November 12, 2015, and Yahaira Placencia seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

Bryan Principe arrived at 4:05PM.

**BILLS AND COMMUNICATIONS**

Mr. Gralnek briefly explaining new bills to be paid: item 4 is higher than usual due to unpaid carryover to be resolved the final will be less than what was listed, item 5 still has a small amount leftover, item 6 is for work on 514 Broadway, item 7 is for a downtown parking study, item 8 is to install a fence around the Flynn School site, item 9 is a process fee for constable services in connection with the tax title properties, item 10 is for title work, item 11 is for a traffic study, and item 12 is for a site plan.

Yahaira Placencia made a motion to approve the bills and Cliff Wood seconded the motion. The motion was passed unanimously.

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Gralnek discussed the following agenda items:

Julius Kolawole arrived at 4:08PM.

Items were not discussed in the order as listed in the agenda.

Item 16- status of SWAP's development located at 804-814 Broad Street; no action was taken by the Board.

Item 14-discussion on landscaping contract; no action was taken by the Board.

Item 15-status of 44 Warren Street; no action was taken by the Board.

Item 13- update on the American Tourister site, located at 70 Houghton Street; no action was taken by the board.

Mr. Gralnek also added an update on 514 Broadway; no action was taken by the Board.

### **NEW BUSINESS**

Mr. Gralnek presented the following items of new business:

Item 17- revision of terms of sale with Oasis International for property located at 600 Broad Street, (plat 4, lot 906).

Julius Kolawole made a motion to approve the revision of terms of sale with Oasis International for property located at 600 Broad Street, (plat 4, lot 906). Bryan Principe seconded the motion. The motion was passed unanimously.

Item 18- a grant in the amount of \$50,000.00 to the West Elmwood Housing Development Corporation for counseling tenants who may be first time home buyers or who have received either eviction notices or foreclosure notices. Rachel Newman Greene, Clark Shoettle, and Carla DeStefano presented.

No action was taken by the Board.

Item 19- transfer of the property located at 14 Meader Street, (plat 32, lot 104) from the City of Providence to the Agency.

Yahaira Placencia made a motion to approve the transfer of the property located at 14 Meader Street, (plat 32, lot 104), from the City of Providence to the Agency. Cliff Wood seconded the motion. The motion was passed unanimously.

Item 20- payment of \$7,500.00 to Umicore for 2015 training grant.

Yahaira Placencia made a motion to approve a payment of \$7,500.00 to Umicore for a 2015 training grant. Bryan Principe seconded the motion. The motion was passed unanimously.

Item 21- acceptance of note for \$18,000.00 from buyer at the closing of the sale of 15 Gallatin Street, (plat 53, lot 502), to Jamel MEP, LLC. Note will carry 4% interest and will be all due and payable on November 16, 2016.

Yahaira Placencia made a motion to accept the note for \$18,000.00 from buyer at the closing of the sale of 15 Gallatin Street, (plat 53, lot 502), to Jamel MEP, LLC. Note will carry 4% interest and will be all due and payable in January of 2017. Jesse Kenner seconded the motion. The motion was passed unanimously.

### **EXECUTIVE SESSION**

Cliff Wood made a motion to convene into Executive Session pursuant to sections 42-46-5(a)(7) of the Rhode Island General Laws regarding staffing. Yahaira Placencia seconded the motion. The motion was passed unanimously.

#### **Roll Call Vote to enter Executive Session:**

James DeRentis- yes

Cliff Wood- yes

Yahaira Placencia- yes

Julius Kolawole- yes

Mary Kay Harris-not present

Bryan Principe- yes

Jesse Kenner-yes

The Providence Redevelopment Agency entered executive session at 5:01PM.

### **RETURN TO OPEN SESSION**

Bryan Principe made a motion to end Executive Session and return to Open Session at 5:29PM. Julius Kolawole seconded the motion. The motion was passed unanimously.

Board members present at roll call: Chairman Jim DeRentis, Vice Chair Cliff Wood, Councilman Bryan Principe, Jesse Kenner, Yahaira Placencia, and Julius Kolawole.

Board members absent at roll call: Councilwoman Mary Kay Harris.

Cliff Wood made a motion to seal the minutes of the Executive Session. Julius Kolawole seconded the motion. The motion passed unanimously.

Mr. Gralnek reported the following actions that took place in Executive Session:

The Board met in executive session pursuant to the applicable Rhode Island general law a discussion was held with respect to staffing and no decisions were made.

Bryan Principe made a motion to adjourn the meeting; the motion was seconded by Julius Kolawole. The motion was passed unanimously.

The meeting adjourned at 5:30PM.